Expires 2/10/07.

Development Control – Delegated Officer Report

Application Number: ADC/0261/07 **Recommendation – Permit Application**

Site: **6 Frampton Place Shoreham-by-Sea West Sussex BN43 5SF**

Proposal: **Conversion of garage to writing room**

The Application

The application site is a detached house located on the north side of Frampton Place, Shoreham. The cul-de-sac was approved under SU/139/99SU with the permitted development rights removed under condition 4 of the planning permission.
The proposal seeks to convert the integral garage into a writing room by replacing the garage door with a large UPVC window and patio doors. Internally the floor level will be raised by 70mm to allow for insulation to be laid.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7, AT12
West Sussex Structure Plan: DEV1, DEV4-5

Planning Assessment

The main planning concern with this application is whether the removal of the garage will result in inadequate onsite parking.

The property sits in a quiet cul-de-sac of similar houses, most of whom feature integral garages. It is noted that permission was granted under SU/103/01TP to convert the twin garage of the neighbouring property, No.5, into a games room. The justification was that the front hardstanding retained an acceptable and adequate parking for two vehicles on site. However another neighbouring property on the same estate, No.6 St Nicolas Lane, was refused permission to do the same conversion. Whilst the reporting officer recommended an approval on the same grounds as SU/130/01/TP, this was overturned by Committee who considered the proposal to be out of character with the appearance of the property whilst setting a precedent for further conversions. Whilst the DC standard for parking states that a four bedroom property such as this requires 3 on-site spaces, recent government guidance in PPG3 and PPG13 encourages this figure to be seen as a maximum standard. It is therefore considered that the two spaces provided by the hardstanding would be acceptable. Additionally, although Frampton Place is narrow, it is considered that there is sufficient street parking in the vicinity to cater for any overflow. Should the applicants or new owners wish to re-instate the garage then this could be achieved easily as the proposed window and door retains the proportions of the current garage door.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)

CJ 7.9.07

Case Officer:.....

Date: 7/9/07